

VARIANCE APPLICATION SUMMARY



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| File Number | V-25-11 |
| Property Address | 0001 Tech Center Gahanna, Ohio 43230 |
| Parcel ID | 027-000110-00 |
| Zoning District | IM - Innovation & Manufacturing |
| Project/Business Name | Gahanna Logistics Center |
| Applicant | Marc Meyers mmeyers@arcomurray.com 331-277-8745 |
| Description of Variance Request | We are seeking relief from several City and Overlay ordinance provisions that would prohibit the development of this property for industrial warehouse or manufacturing use. This site presents some unique challenges: significant slope down to a creek to the north, shallow rock, existing public utility easements that limit buildable area, a MUP trail, and development will require installation of a bypass storm sewer to the adjacent conservation area. These elements have resulted in a significant loss of projected building area, and the currently proposed 141,000 SF is the minimum threshold for a feasible project. |

Requested Variances

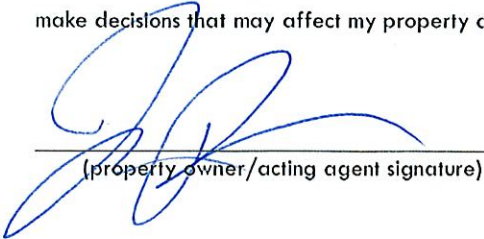
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|-----------------------------------|----------------------------------|
| Code Section | Code Title |
| Central Park Overlay - 4(C)(1)(a) | Site Planning |
| Central Park Overlay -5(A)(3) | Building Appearance |
| Central Park Overlay - 5(B)(1)(a) | Roofing |
| Central Park Overlay -5(B)(2)(e) | Roofing |
| Central Park Overlay - 6(A)(1) | Landscaping and Screening |
| Central Park Overlay -4(F)(1) | Site Planning |
| 1109.02(a)/(b) | Setbacks and Structure Placement |
| 1109.01(j) | Parking, Access, and Circulation |



AUTHORIZATION CONSENT FORM

If you are filling out more than one application for the same project & address, you may submit a copy of this form with each additional application.

As the owner or acting agent for the subject property, I have reviewed the application and hereby authorize the listed applicant to make decisions that may affect my property as it pertains to this application.


(property owner/acting agent signature)

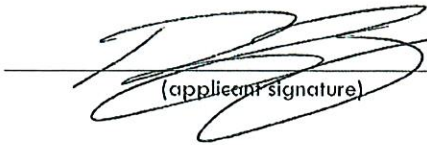
JORDAN FROMM, SVP

(printed name)

Value Recovery Group LLC

2/21/25

(date)


(applicant signature)

RYAN O'LEARY

(printed name)

2/21/25

(date)

List of all contiguous property owners:

- East:
 - Ronald D. Brubaker Trust – 5969 Taylor Rd. Columbus, OH 43230
 - Ronald & Virginia Brubaker Trust – 5969 Taylor Rd. Columbus, OH 43230
- North:
 - Donald G. Miller – 5927 Taylor Rd. Columbus, OH 43230
 - City of Gahanna – 200 S. Hamilton Rd. Columbus, OH 43230
- West:
 - City of Gahanna – 200 S. Hamilton Rd. Columbus, OH 43230
 - BSOH HQ LLC – 22 Rutgers Rd. Pittsburgh, PA 15205
- South:
 - ABBA ABBA Holdings LLC – 1816 Oak Street, Los Angeles, CA 90015

To: **Michael Blackford – Director of Planning
City of Gahanna, OH**

Date: May 2, 2025

Re: Proposed Gahanna Logistics Center
Tech Center Drive, Gahanna OH
Permit App DP-25-1
Variance Request Statement V-25-11 – Revision 1

Mr. Blackford,

We are seeking relief from a number of City and Overlay ordinance provisions that would prohibit the development of this property for industrial warehouse or manufacturing use. This site presents some unique challenges: significant slope down to a creek to the north, shallow rock, existing public utility easements that restrict buildable area, an existing public trail, and a public bypass storm sewer will need to be constructed to divert street runoff to the adjacent conservation area. These elements have resulted in a significant loss of projected building area, and the currently proposed 141,000 SF is the minimum threshold for a feasible project.

Due to these various hardships on this site, we are requesting the following variances from certain provisions of the City of Gahanna Innovation & Manufacturing (IM) ordinance and the Central Park Overlay ordinance. Below each variance we will provide explanations for the three criteria as requested in the application:

- i. *What are the special circumstances or conditions necessitating the variance?*
- ii. *How is the variance necessary for preservation and enjoyment of property rights?*
- iii. *How will the variance not adversely affect the health or safety of the surrounding area?*

Variance Requests

1. **Variance Request withdrawn as it was deemed unnecessary by staff review.**
2. Central Park Overlay provision 4(C)(1)(a) requires a 30' front yard parking setback. **We request a 20' parking setback from the current south property line.**
 - i. *We cannot provide the required or market standard amount of parking for the facility without encroaching in the front yard setback due to the constraint of the City sanitary sewer to the north.*
 - ii. *The development is not feasible with any further reduction to building area.*
 - iii. *We feel the car parking in the front yard will be adequately screened/ de-emphasized by a combination of landscaping and grade change (parking and building are at a lower elevation than Tech Center Drive).*

(4/23/25) – STAFF FULLY SUPPORTS THIS REQUEST

3. **Variance Request withdrawn as it was deemed unnecessary by staff review.**
4. Gahanna ordinance 1109.01 (j)(1) requires 5 EV equipped parking spaces by formula. **We request to provide 5 EV “ready” spaces (conduits roughed in to the EV locations) as part of the shell building project. We would then equip the stalls with tenant-specified EV equipment as part of the Tenant Improvement projects.**
 - i. *We want to verify the power needs of prospective tenants before committing a percentage of what’s available to EV chargers arbitrarily. If we find a tenant with larger power needs it may*

- dictate the type of equipment we install. Some tenants also have corporate specs on EV chargers and prefer to install the newest models of available equipment.*
- ii. This variance will make the shell building more customizable/ marketable to prospective tenants.*
 - iii. The goal of the ordinance will be met as EV chargers will be equipped when the tenant needs become known and the building is occupied.*

(4/23/25) – STAFF FULLY SUPPORTS THIS REQUEST

5. Central Park Overlay provision 5(A)(3) requires that the main façade incorporate 50% brick or stone. **We request relief from this provision on the basis of aesthetic clash, marketability, and design precedent set by neighboring developments.**
 - i. The overall design theme of this building is Mid-Century Modern architecture, emphasizing simplicity, clean lines, functional forms, and the honest expression of structure and materials. Rather than relying on traditional, heavy materials like brick or stone, this style often features exposed structural elements such as steel and concrete, and smooth, unornamented surfaces that convey modernity and efficiency.*
 - ii. Industry standard for modern industrial/manufacturing buildings is precast. Stone/brick exterior is associated with dated, lower clear, industrial space typical of product from 1960's – 2000. Attracting high caliber tenants to a state of the art facility requires the design be modern and in line with our competition. Adding a layer of brick or stone to the precast panels has been known to create water penetration issues during the life the building. This makes the property more challenging and costly to maintain.*
 - iii. The main façade will meet or exceed the design aesthetic of surrounding developments which were all granted relief from this requirement. Burns and Scalo were allowed to use metal panel with a limited masonry wainscot, and masonry is not apparent anywhere on the ADB Safegate facility.*
6. Central Park Overlay provision 5(B)(1)(a) requires a 2' minimum parapet as needed to screen rooftop equipment and provision 5(B)(2)(e) calls for clustering of the equipment as well as individual screening at the units. **We request relief from these Overlay provisions as the three rooftop units for this project will not be visible from surrounding properties as illustrated by our line-of-sight study.**
 - i. The line of sight study illustrates that raising parapet height or screening at the units isn't necessary for the units to be hidden from view from adjacent properties.*
 - ii. The project may not be feasible if non-essential added costs mount.*
 - iii. The units will not be visible from the street or from adjacent properties so the goal of the ordinance will be met by virtue of the height of the walls relative to the surrounding properties and the small stature of the units themselves.*
7. **Variance Request withdrawn as it was deemed unnecessary by staff review.**
8. Central Park Overlay provision 6(A)(1) has a formula to determine the amount of foundation plantings. **We request to substitute 130 of the required foundation shrubs with 13 trees in parking lot islands.**
 - i. Due to the credits we gain for tree preservation on the lot we are only required to have a few parking lot trees and we'd rather have more tree coverage than shrubs.*
 - ii. This seems like a fair compromise to balance the project with trees and shrubs.*
 - iii. We think trees will provide shade for the parking and be in closer alignment with Green Building Design over having more ground cover shrubs.*

(4/23/25) – STAFF FULLY SUPPORTS THIS REQUEST

9. Central Park Overlay provision 5(F)(1) limits driveway aisle width to 30'. **We request relief from this provision to allow for a widened drive aisle to 38' at the turn at the north building corner where trucks maneuver to the rear of the building.**
- i. *We want to provide extra clearance for 2-way truck traffic at the turn at the building corner.*
 - ii. *Due to proximity to the wall of the building and a retaining wall at a steep dropoff to a drainage ditch at the corner we want to widen the aisle for increased safety.*
 - iii. *We do not think the increased drive width at this location negatively affects anyone.*

(4/23/25) – STAFF GENERALLY SUPPORTS THIS REQUEST

10. The project site is comprised of 2 parcels that cannot be consolidated due to having differing Township designations. **We request a blanket variance from any setbacks, ordinances or building codes applying to the interior lot line shared by the two parcels.**
- i. *We would perform a subdivision/ lot consolidation if we could, but we were told it isn't possible due to the Township designations of the two lots.*
 - ii. *Neither lot is developable on its own, so it is vital that the interior lot line be ignored except to define tax PINs.*
 - iii. *Ignoring the interior lot line will not negatively affect surrounding properties and will allow the packaged lots to be developed.*

(4/23/25) – STAFF FULLY SUPPORTS THIS REQUEST

Thank you for your assistance and attention to our proposed project.

Regards,

Marc Meyers – ARCO Project Developer
mmeyers@arcomurray.com
331-277-8745



| | |
|-----------------------------|--|
| PARCEL ID- | 025-013634-00 & 027-000110-00 |
| ACREAGE- | 9.993 AC |
| ZONING- | INNOVATION & MANUFACTURING (IM) W/ CENTRAL PARK OVERLAY |
| BUILDING SQUARE FOOTAGE- | 140,916 SQ FT 7,500 SQ FT (OFFICE) 133,416 SQ FT (WAREHOUSE) |
| BUILDING HEIGHT- | 38 FT |

| | | |
|----------|----|------------------------|
| BUILDING | | |
| FRONT— | 75 | FT |
| SIDE— | 25 | FT |
| REAR— | 25 | FT |
| PARKING | | |
| FRONT— | 30 | FT (VARIANCE REQUIRED) |
| SIDE— | 15 | FT (VARIANCE REQUIRED) |
| REAR— | 15 | FT |
| BUFFER | | |
| FRONT— | 0 | FT |
| SIDE— | 0 | FT |
| REAR— | 0 | FT |

SPACES REQUIRED= 63 SPACES

OFFICE: 1 SPACE PER 350 SQ FT

WAREHOUSE: 1 SPACE PER 1,000 SQ FT (UP TO 20,000 SQ FT)
1 SPACE PER 5,000 SQ FT (TO 20,001 TO 120,000 SQ FT)
1 SPACE PER 10,000 SQ FT (>120,000 SQ FT)

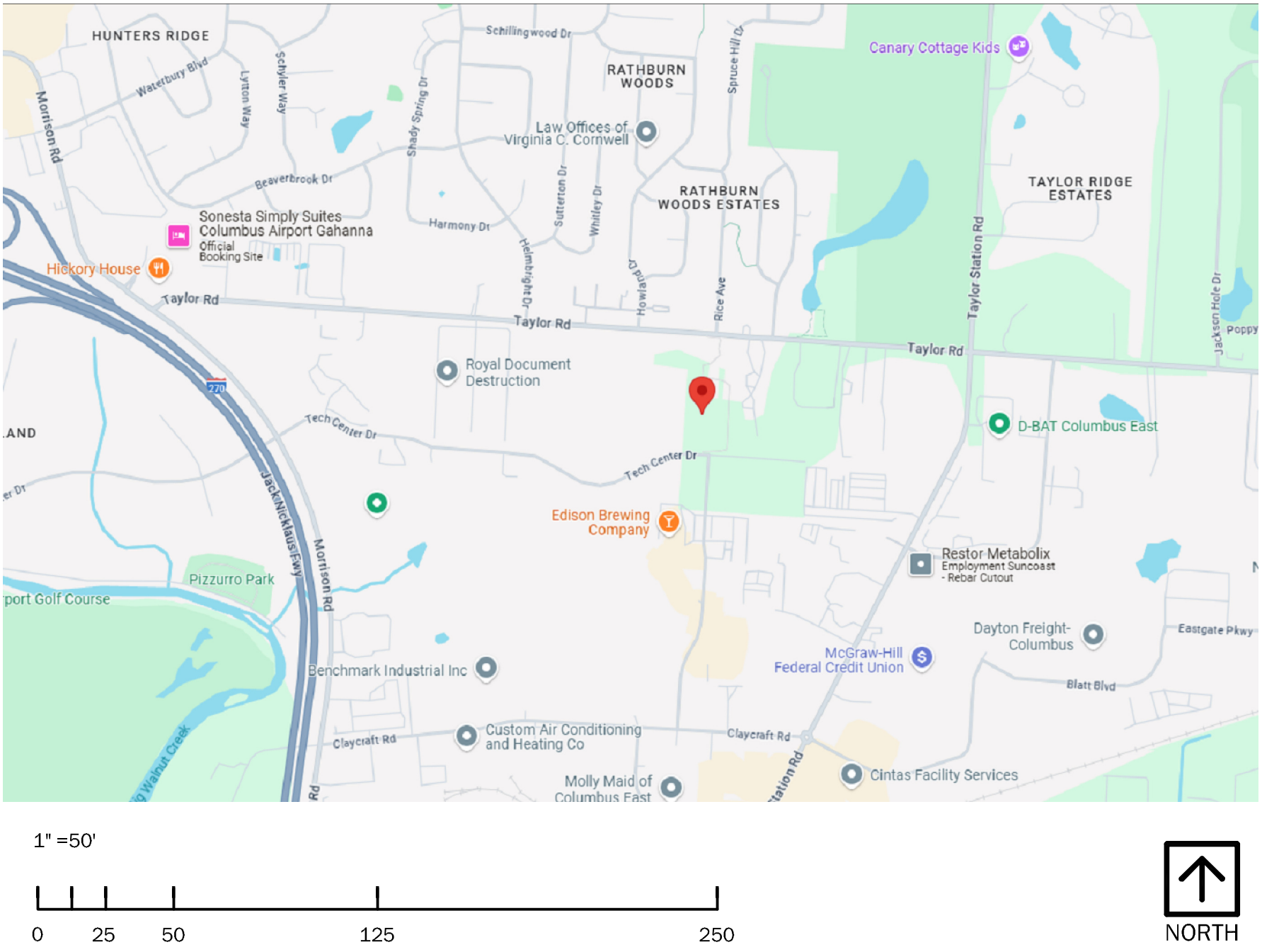
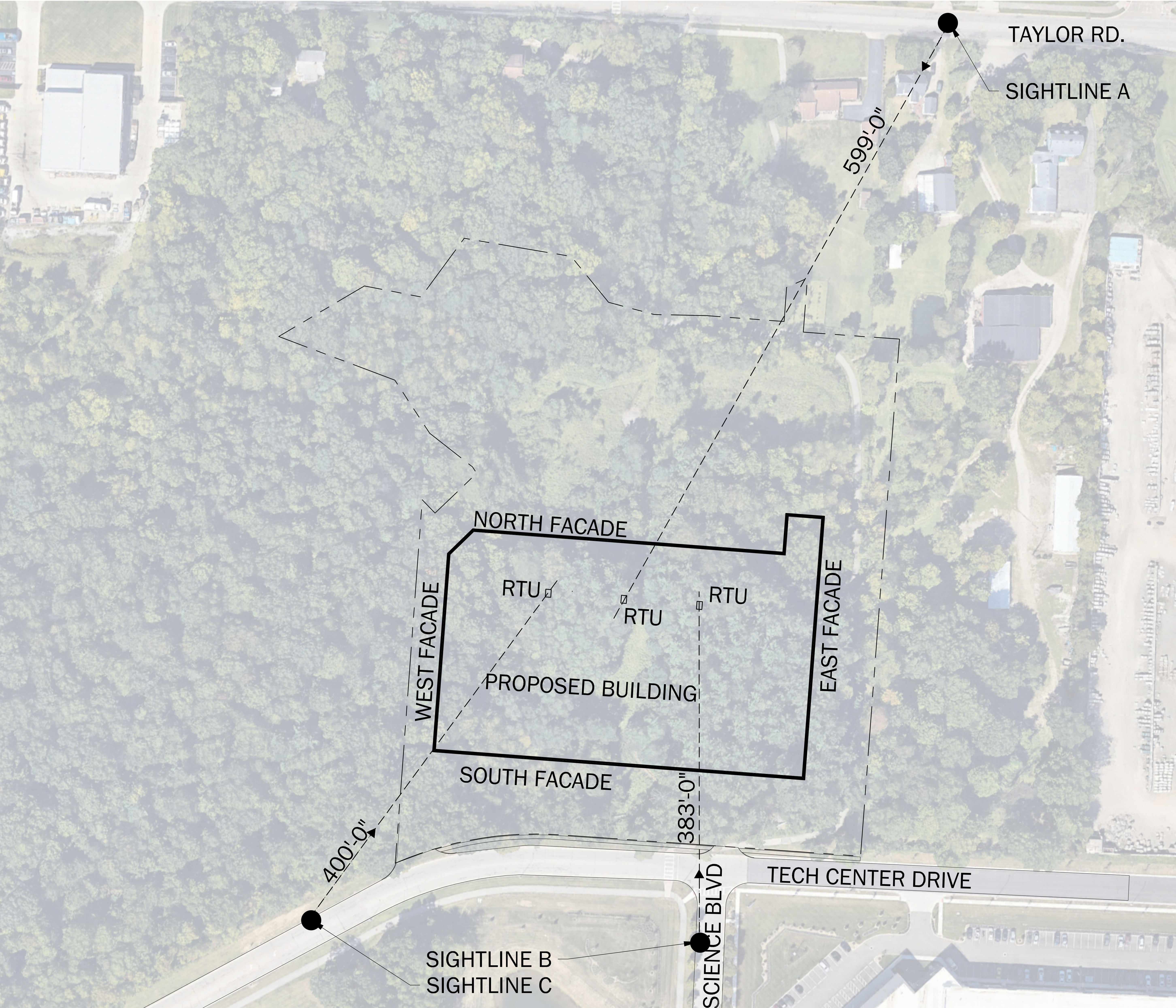
4 PREFERRED CARPOOL SPACES
5 EV READY PARKING SPACES
103 TYPICAL SPACES

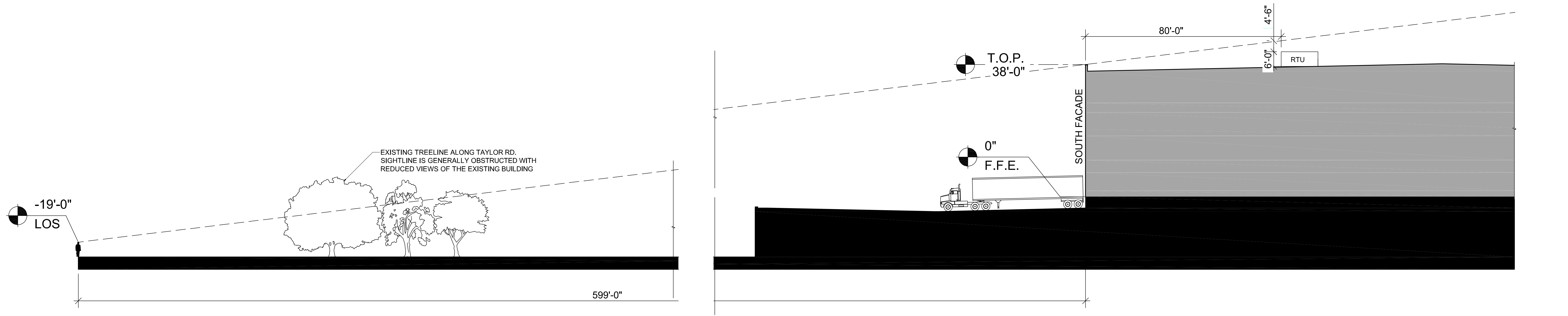
DRIVE AISLE WIDTH- 24'(MIN)
TRUCK PARKING- 5 SPACES (12'x60')

| | | |
|-------------------------|---------|-------|
| SQUARE FOOTAGE OF SITE— | 435,301 | SQ FT |
| IMPERVIOUS AREA— | 268,658 | SQ FT |
| BUILDING— | 140,916 | SQ FT |
| PARKING/ DRIVE LANE— | 52,310 | SQ FT |
| LAYDOWN/ LOADING DOCK— | 67,393 | SQ FT |
| SIDEWALK— | 8,039 | SQ FT |
| FUTURE EXPANSION— | 0 | SQ FT |
| PERVIOUS AREA— | 167,245 | SQ FT |

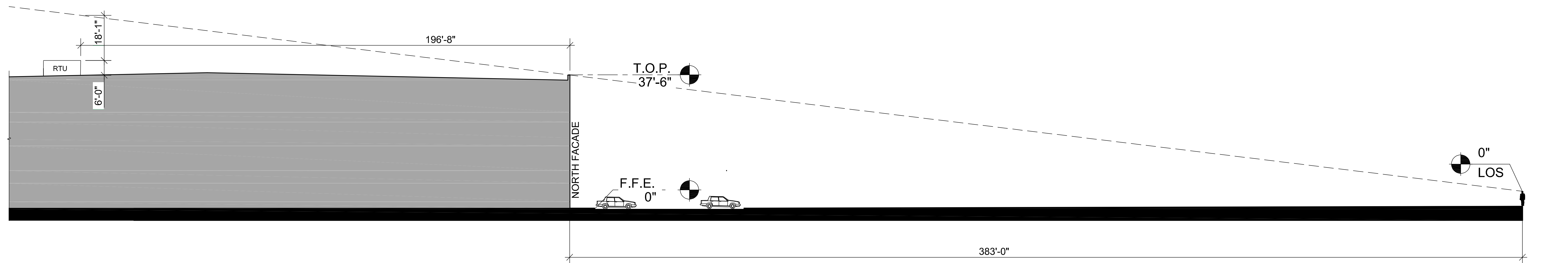


PV-XXX

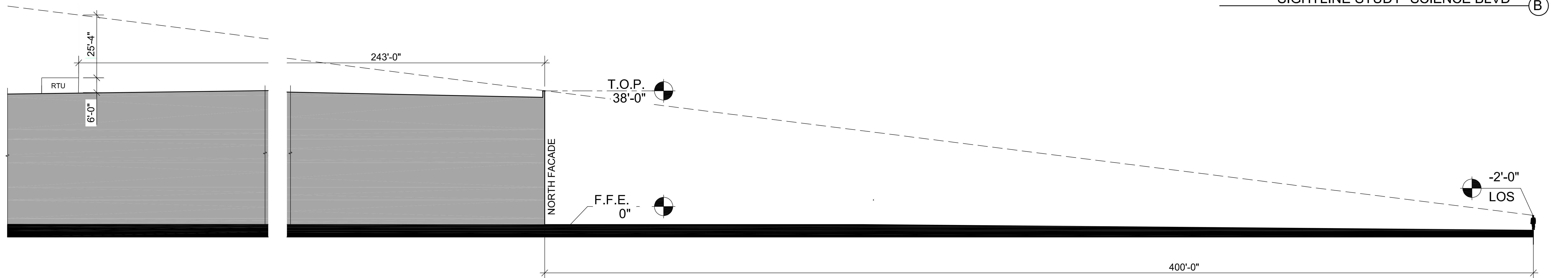




SIGHTLINE STUDY - TAYLOR RD. (A)



SIGHTLINE STUDY- SCIENCE BLVD (B)



SIGHTLINE STUDY - TECH CENTER DR. (C)

INDUSTRIAL
DEVELOPMENT -
TECH CENTER DRIVE

GAHANNA, OH

CONCEPTUAL DESIGN
CBS24-0070-00
04.03.2025



WARE MALCOMB





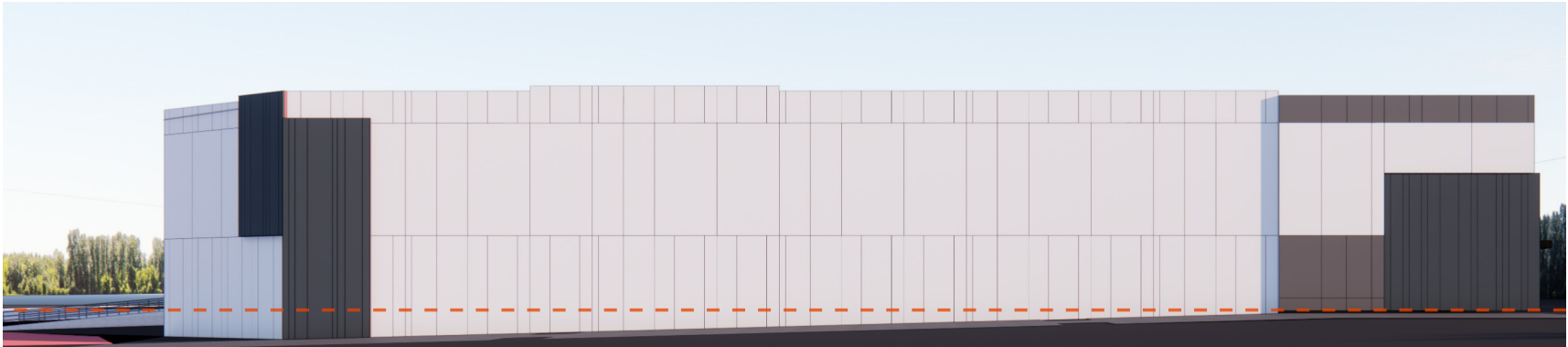
SOUTH (PRIMARY) FACADE



NORTH FACADE



EAST FACADE



WEST FACADE

BUILDING ELEVATIONS - NTS

TECH CENTER DRIVE
GAHANNA, OH CBS24-0070-00

WARE MALCOMB

04.03.2025



CENTER OFFICE FACADE



CORNER OFFICE FACADE



- BASECAMP BLACK (MEDIUM LIGHT)
- SUMMIT GRAY (LIGHTEST)
- COLUMBIA CREST (FULL SATURATION)
- POPSTAR ACCENTS (FULL SATURATION)

PRIMARY AND SECONDARY COLORS

Primary Colors

Basecamp Black
CMYK 74 / 67 / 64 / 76
RGB 27 / 28 / 30
HEX #1B1C1D
PANTONE 426 C + 5463 U

Filson Tan
CMYK 19 / 22 / 45 / 0
RGB 209 / 189 / 149
HEX #D1BD95
PANTONE 7502 C + 467 U

Summit Gray
CMYK 0 / 0 / 0 / 20
RGB 209 / 211 / 212
HEX #D1D3D4
PANTONE 427 C + 427 U

Columbia Crest
CMYK 80 / 60 / 57 / 48
RGB 43 / 62 / 66
HEX #2B3E42
PANTONE 432 C + 5463 U

Secondary Colors

Rainier Gray
CMYK 57 / 47 / 48 / 14
RGB 112 / 115 / 114
HEX #707372
PANTONE 424 C + 425 U

Cascade Blue
CMYK 71 / 44 / 44 / 12
RGB 82 / 115 / 122
HEX #53737B
PANTONE 8201 C + 7476 U

Popstar
CMYK 23 / 74 / 50 / 5
RGB 187 / 94 / 103
HEX #BB5E67
PANTONE 7419 C + 7418 U

Snow Leopard White
CMYK 5 / 5 / 5 / 0
RGB 239 / 236 / 234
HEX #EFECEA
PANTONE COOL GRAY 1 C + COOL GRAY 1 U

NOTE: White text should be used on Columbia Crest only. Tan text is permitted on Basecamp Black or White.



CENTER OFFICE FACADE

CENTER FACADE GLAZING CALCULATION
FOR OFFICE FACADE ONLY

FACADE AREA: 2035 SF
GLAZING AREA: 830 SF
% GLAZED AREA: 41%



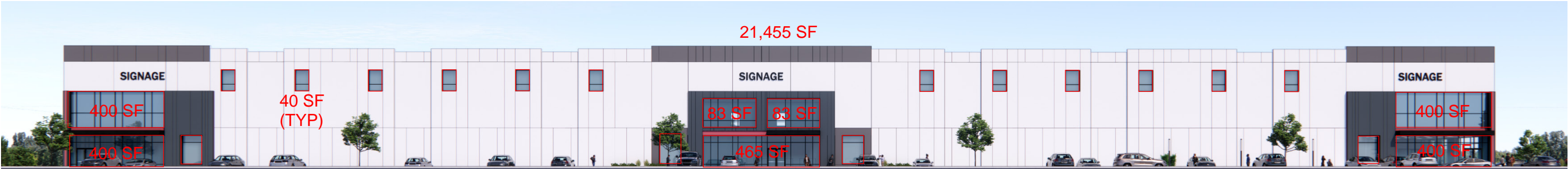
CORNER OFFICE FACADE

TYP. CORNER FACADE GLAZING CALCULATION
FOR OFFICE FACADE ONLY

FACADE AREA: 2065 SF
GLAZING AREA: 875 SF
% GLAZED AREA: 42.5%

PRIMARY FACADE GLAZING CALCULATION
SOUTH FACADE

FACADE AREA: 21,455 SF
GLAZING AREA: 3,220 SF
% GLAZED AREA: 15%



75 SF
(TYP)

PRIMARY FACADE - SOUTH

PLANNING COMMISSION STAFF REPORT

Project Summary – Gahanna Logistics Center

Meeting Date: June 11, 2025

Location: North side of the intersection of Tech Center Dr and Science Blvd

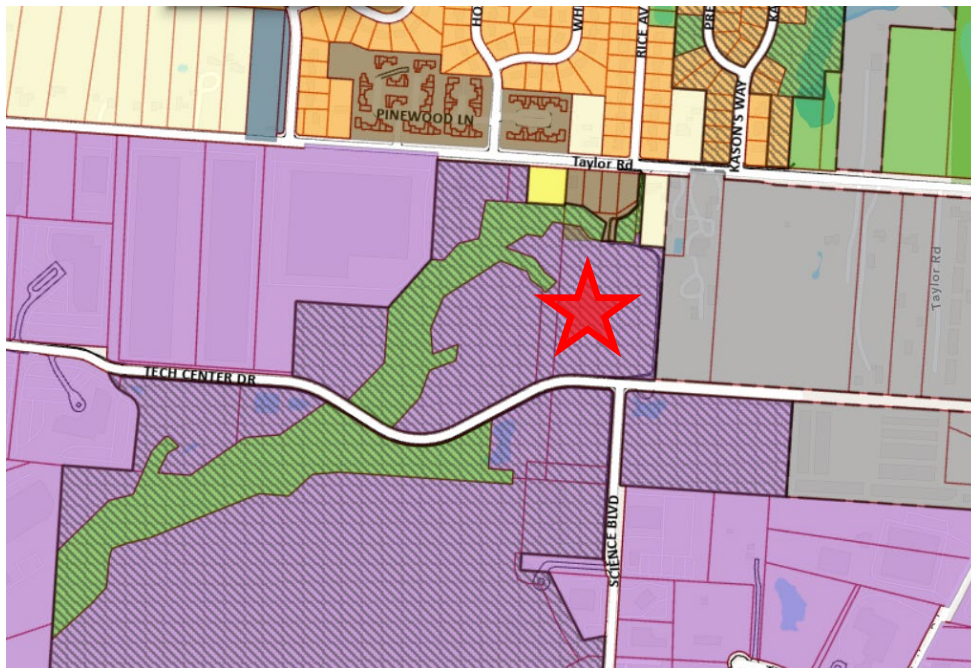
Zoning: Innovation and Manufacturing (IM) w/overlay (Central Park ORD 69-2009)

Application Type(s): Development Plan (DP), Variance (V)

Staff Representative: Michael Blackford, Director of Planning

Recommendation: Staff recommends approval of both applications.

Location Map:



Staff Review

Code Requirements

The subject property is located within the Central Park Overlay (overlay) in addition to the zoning code. Development of property within the overlay is subject to the standards of the overlay, not necessarily the zoning code. The zoning code applies only when a topic is not covered in the overlay. As such, variances to both the Overlay and zoning code have been requested.

The overlay text has unique requirement found only in the overlay for landscaping, setbacks, building design, and more. Some of these requirements can be challenging for projects to strictly adhere to, as such, variances to overlay requirements are frequent.

Please refer to the “Review Criteria” section, “Variance” for more details regarding requested variances. It should also be noted that the overlay was created by the current property owners. These owners have provided owners’ authorization for the project and are in support of the variances to the overlay.

Project Summary

The subject property is just under 10 acres in size and is located within the Innovation and Manufacturing (IM) zone district. The adjacent property to the west was recently developed with an office/warehouse building for a building and roofing distributor and installer. The adjacent property to the east is located within Jefferson Township. To the north is property owned by the City and protected as open space. To the southeast is another office/warehouse, ADB Safegate.

A 141,000 square feet, one story building is proposed. 7,500 square feet is for office use while the remaining 133,500 square feet is for warehouse use. The uses are allowed by right, although specific tenants are not known at this time.

Parking for cars, semi-trucks, carpool spaces, EV ready spaces have been provided that exceeds minimum code requirements. The existing pedestrian path along the east side of the property is to remain with pedestrian facility improvements proposed along Tech Center Dr. Building height is limited to 38’. Landscaping to meet the overlay and zoning code has been provided. It should be noted that projects within the overlay are required to plant significantly more than in other areas of the City. As such, variances are often necessary.

Land Use Plan

The Land Use Plan (LUP) designates the property as Professional Office (PO). The general area is a mix of PO and Industrial, Research, and Innovation (IRI). Recent developments in the PO land use in the Tech Center/Science Blvd corridor includes Burns and Scalo (35,000 square feet of industrial and office) and ADB Safegate (125,000 square feet industrial; 50,000 square feet of office).

Office is the desired use in the PO land use. Other characteristics include building height of up to 60’; front yard setbacks as little as 0’; up to 20,000 square feet per acre; pedestrian access and interconnected pathways; and landscaped areas for employees and visitors.

Unlike zoning code, the LUP makes recommendations. Strict adherence is not required but is meant as a guide.

Review Criteria

Major Development Plan (MDP)

Planning Commission shall approve an application for a Major Development Plan if the following four conditions are met:

- 1) The proposed development meets the applicable development standards of this Zoning Ordinance.
- 2) The proposed development is in accord with appropriate plans for the area.
- 3) The proposed development would not have undesirable effects on the surrounding area.
- 4) The proposed development would be in keeping with the existing land use character and physical development potential of the area.

Variance (V)

The following variances have been requested:

1. Central Park Overlay – 4(C)(1)(a) – Site Planning/Parking lot setbacks
 - a. The Overlay requires a 30' setback from right-of-way.
 - b. The setbacks in the Overlay are unique, they weren't as restrictive as the zoning code in place at time of Overlay adoption (~75') but they aren't as permissive as today's zoning code (20'). Approval of the variance would allow the parking lot to be built in the same general location as properties not subject to the overlay.
2. Central Park Overlay – 4(F)(1) – Site Planning
 - a. Width of drive not to exceed 30'.
 - b. 38' is requested in order to assist with truck maneuvering.
 - c. The request has been reviewed by Engineering staff and there aren't any objections.
3. Central Park Overlay – 5(A)(3) – Building Appearance/Exterior materials
 - a. Main façade shall be 50% brick or stone.
 - b. The applicant provides that design theme, Mid-Century Modern, emphasizes simplicity and clean lines rather than utilize heavy materials such as brick or stone.
 - c. Staff has worked with the applicant to refine the design of the buildings while respecting the architectural design of the project. The applicant modified the design of the project by incorporating design elements of surrounding projects, specifically Burns and Scalo and ADB Safegate. Please see the final page of the staff report for images of Burns and Scalo and ADB Safegate.
4. Central Park Overlay – 5(B)(1)(a) and 5(B)(2)(e) – Rooftop screening and clustering of equipment
 - a. Rooftop equipment shall be clustered and screened by a two-foot parapet wall.
 - b. The applicant has provided a site of line study that shows that the rooftop equipment is virtually hidden from all directions.

- c. No objections from staff. The site line study shows minimal visibility, if any from surrounding properties. Additionally, the variance has been granted for similar projects, even in cases where the rooftop equipment was more visible.
- 5. Central Park Overlay – 6(A)(1) – Landscaping and Screening
 - a. The Overlay requires the planting of landscaping around the foundation of the building. This requirement is unique to the overlay, not other properties are required to plant around the foundation of the main building.
 - b. The applicant requests relief from this provision and proposes to plant additional trees, 13, throughout the parking area.
 - c. Staff would note that this overlay requirement, perhaps more than any other, has been difficult for projects, of any type and scale, to adhere to. Staff agrees with the applicant that planting additional trees in the parking lot is a reasonable compromise.
- 6. 1109.01(j) – Parking, Access, and Circulation
 - a. One electric vehicle charging space is required per 25 new spaces. For this project, that equals 5 EV spaces.
 - b. The applicant proposes to make 5 EV ready spaces (conduit roughed in to the EV locations). Tenant specified EV equipment will be installed as part of tenant improvements.
 - c. Staff would note that similar variances have been granted to permit EV ready spaces.
- 7. 1109.02(a)/(b) – Setbacks and Structure Placement
 - a. The zoning code requires that buildings meet setbacks from property lines and that accessory uses and buildings be on the same parcel as the main use.
 - b. The project is located on two parcels. Typically, parcels are combined while going through the entitlement process, however, the two parcels cannot be combined as they are in two separate tax jurisdictions (025 prefix = Mifflin Twp; 027 prefix = Jefferson Twp).
 - c. Staff recommends approval of this variance request. Granting the variance is necessary as there are no alternatives other than not developing one of the parcels. It should be noted that this condition is rare, but not unheard of. Variances have been granted in these rare cases.

Before granting a variance, Planning Commission shall find that:

- a) The variance is not likely to result in substantial change to the essential character of the neighborhood;
- b) The variance is not likely to result in damage to adjoining properties;
- c) The variance is not likely to affect the delivery of governmental services (e.g., water, sewer, garbage);
- d) The variance is not likely to result in environmental impacts greater than what is typical for other lots in the neighborhood;
- e) The variance is necessary for the economical use of the property, and such economical use of the property is not easily achieved through some method other than a variance; and,

- f) The variance is not likely to undermine the objectives of the land use plan.
- g) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of land or structures.
- h) The practical difficulty could be eliminated by some other method, even if the solution is less convenient or more costly to achieve.

Recommendation

Staff recommends approval of the Major Development Plan application as submitted. The criterion for this application is met, the use is consistent with code, and uses within the Tech Center Dr/Science Blvd corridor. Building design evolved to carry forward existing design themes within the corridor. The project closely aligns with goals and design elements of the Land Use Plan.

Staff recommends approval of the variance requests. Staff worked with the applicant to refine certain elements of the project to improve consistency with the design of other buildings. The applicant made multiple changes to building design to better fit the existing character of the vicinity. The same or similar variances were granted to both Burns and Scalo and ADB Safegate (setbacks, building materials, landscaping, etc), for these reasons, staff supports the granting of the variances as proposed.

Neighboring Properties

Burns and Scalo



ADB Safegate

